

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

January 15, 2015

1:00 P.M.

MINUTES

PRESENT

Martin Cabrera
Linda Searl
Olga Camargo
Michael Kelly
Andrew Mooney
Patricia Scudiero
Smita Shah
Daniel Sih
George Migala
Alderman Thomas Tunney

ABSENT

Les Bond
Doris Holleb
Bishop John R. Bryant
Euclid Walker
Terry Peterson
Rebekah Scheinfeld
Alderman Walter Burnett
Alderman Daniel S. Solis
Alderman Ray Suarez
Alderman Joseph Moore
Alderman Edward Burke

- I The Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eight members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on January 15, 2015.
- III. The Minutes of the December 18, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 5 under Adjacent Neighbors, items numbered 6 through 11 under Negotiated Sales and items 12 and 13 under Acquisitions and Dispositions were approved by an omnibus vote of 8-0**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 8952 South Baltimore Avenue. (15-002-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5041 South Bishop Street. (15-002-21)

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 8556 South Mackinaw Avenue. (15-002-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4325 South Marshfield Avenue. (15-002-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1833 South Hamlin Avenue. (15-002-21)

Negotiated Sales

6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1223 West 49th Place. (15-003-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located 1604 South Pulaski Road. (15-004-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4854 South May Street. (15-005-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 12022 South Loomis Street. (15-008-21)
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3526 West Cermak Road. (15-007-21)
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2448 West Cortland Street. (15-009-21)

Acquisitions and Dispositions

12. A resolution recommending a proposed ordinance authorizing the disposition of City owned land to Legacy Charter School to construct a new elementary Charter School for the property located at 1647 South Christiana Avenue, and 3300 – 3302 West Ogden Avenue, and 3308-3326 West Ogden Avenue. (15-001-21)
13. A resolution recommending a proposed ordinance authorizing the disposition of City owned parcels to various property owners/applicants to the large lot program within the East Garfield Park Community Area for the property at various locations. (15-006-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Residential Planned Development submitted by Montclare Senior Residences SLF of Lawndale, LLC, an Illinois limited liability company, for the property located at 4339-4347 W. 18th Place and 4314-4346 W. 19th Street. The Applicant is proposing to develop a five-story supportive living facility with approximately 120

dwelling units and 40 parking spaces on an approximately 107,900 square foot site. The property is currently zoned RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) and will be rezoned to RM4.5 (Residential Multi-Unit District) prior to the establishment of the proposed Residential Planned Development. **Approved 9-0, Yeas – Commissioners Camargo, Kelly, Mooney, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**

2. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 650 submitted by Northwestern University for the property generally located at 303 East Superior Street. The applicant proposes to construct a thirty-seven (37) story medical research building with office space and laboratory facilities. The site is currently zoned Institutional Planned Development No. 3 and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. **Approved 8-0-1 with Commissioner Shah recusing herself, Yeas – Commissioners Camargo, Kelly, Mooney, Scudiero Searl, Sih, Tunney and Cabrera.**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A proposed Business Planned Development submitted by Michael Robert Enterprises, Inc. and 5657 Broadway, LLC, for the property located at 6040-6060 N. Western Avenue and 6045-6109 N. Artesian Avenue. The Co-Applicants are proposing to develop a four-story automobile dealership and vehicle service center with approximately 222 parking spaces on an approximately 85,650 square foot site. The property is currently zoned C2-2 (Motor Vehicle-Related Commercial District) and RS3 (Residential Single-Unit (Detached House) District). It will be rezoned to C2-3 (Motor Vehicle-Related Commercial District) prior to the establishment of the proposed Business Planned Development. **Deferred**

Adjournment: 2:25 PM